

**COMMUNITY DEVELOPMENT COUNCIL MEETING  
PUBLIC HEARING  
June 11, 2025**

The City of Pharr's Community Development Council held a public hearing on Wednesday, June 11, 2025, and the following is the record of attendance:

**MEMBERS PRESENT:** Olga Cardoza  
Sabrina Garcia  
Marcos Gonzalez  
Victor Alvarez

**MEMBERS ABSENT:** Lucio Gaitan  
Norma Trevino

**STAFF PRESENT:** Sandra Regalado, CDBG Manager  
Cynthia Speedon, Administrative Assistant  
Veronica Guerrero, CDBG Specialist

**1. CALL TO ORDER**

**A) ROLL CALL AND POSSIBLE ACTION ON THE EXCUSING OF ANY ABSENT MEMBER.**

Chairwoman Olga Cardoza called the meeting to order at 6:35 p.m. Roll call established a quorum.

Council Member Victor Alvarez moved to excuse the absent members. Council Member Marcos Gonzalez seconded the motion and when put to a vote, the motion carried unanimously.

**2. PUBLIC HEARING:** *(Ordinance No. O-2019-31). A registered speaker during the public hearing may not exceed 1.5 minutes when addressing the board. A sign-in form for participation in public a hearing shall be promulgated by the presiding clerk and be made available at the city clerk's office. The public hearing sign-in form shall include the person or entity's name, address, telephone number, other contact information, organization if applicable, and other notices, authorizations, and acknowledgements as may be allowed by law from time to time. No registered speaker may be allowed to address the governing body once the public hearing has closed.*

**A) SUBSTANTIAL AMENDMENT TO FISCAL YEAR 2024 ANNUAL ACTION PLAN AND 2020 CV**

Chairwoman, Olga Cardoza introduced the item.

CDBG Manager Sandra Regalado stated that the 2024 Substantial Amendment included the Emergency Repair Program, which was designed to assist residents affected by the flood disaster that occurred in March 2025. The program also addressed other emergency home repairs and aimed to assist a minimum of ten (10) households. Mrs. Regalado reported that \$165,000 was allocated to fund this program.

The second item discussed was the Flood Disaster Assistance Grant, which was created to assist approximately five hundred (500) families, with an allocation of \$250,000 set aside for that purpose.

Mrs. Regalado also noted that an activity was established for the Section 108 loan payoff related to the Pharr Aquatic Center, in the amount of \$2,098,172.75 and another item included in the amendment was the 2024 Pharr Housing Broadband Public Improvements and Infrastructure project. Mrs. Regalado explained that funds would be reallocated from prior year allocations to support this activity, including: \$340,145 from the 2020 program year, \$245,000 from the 2023 program year, and \$200,000 from the 2024 program year, for a total of \$785,145. Lastly, she noted that funds originally allocated to the Small Business Relief Grant would be reprogrammed to the Emergency Utility Assistance Program in the amount of \$200,000, bringing that program's total to \$310,095.61.

There being no comments from the public, Chairwoman Olga Cardoza closed the Public Hearing.

### **3. ADMINISTRATIVE:**

#### **A. APPROVAL OF MINUTES FOR MAY 15, 2025 MEETING**

Chairwoman Olga Cardoza introduced the item.

Council Member Victor Alvarez moved to approve the minutes as presented. Council Member Marcos Gonzalez seconded the motion and when put to a vote, it carried unanimously.

#### **B. RECOMMENDATION FOR APPROVAL OF 2025 ANNUAL ACTION PLAN**

Chairwoman Olga Cardoza introduced the item.

Sandra Regalado, CDBG Manager, stated the department was awarded \$1,201,828 and from that amount there was a cap of (20%) administrative fees in the amount of \$240,365.60. She further stated that the payment for the Section 108 loan was allocated for fifteen (15) years in the amount of \$350,000.

Sandra Regalado, CDBG Manager stated the Non-Public services included the Housing Authority Broadband in the amount of \$100,000; Affordable Homes of South Texas in the amount of \$30,000; the Emergency repair program in the amount of \$201,288.20; Public Utilities in the amount of \$50,000 and Public Works in the amount of \$50,000.

Sandra Regalado, CDBG Manager, reported the next item was Public Services. She further reported the following: Amigos del Valle \$35,000, Area Agency on Aging \$25,000, Ave Frontera: \$6,500, Camp University \$3,000, Casa of Hidalgo \$5,000, Children's Advocacy Center \$15,000, Comfort House \$5,000, The Lower Rio Grande Valley Development Council Aging and Disability Resource Center \$5,000, Make A Wish Foundation \$3,000, Silver Ribbon \$5,000, Sisters Inspiring Success \$3,000, The Health and Performing Arts Collective, Inc. \$3,000, To Give International \$6,500, Valley Metro \$55,274.20, Woman Together \$5,000. Lastly, she stated this concluded all the accounts proposed for the 2025 proposed annual action plan.

Chairwoman Olga Cardoza moved to approve the item. Council Member Marcos Gonzalez seconded the motion and when put to a vote, the motion carried unanimously.

**4. ADJOURNMENT:**

There being no other business to come before the board, Board Member Victor Alvarez moved to adjourn. Board Member Marcos Gonzalez seconded the motion and when put to a vote, the motion carried unanimously. Meeting adjourned at 6:43 p.m.

COMMUNITY DEVELOPMENT COUNCIL

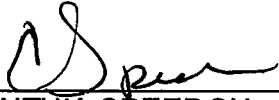
  
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Olga Cardoza, Chairwoman

**STATE OF TEXAS  
COUNTY OF HIDALGO  
CITY OF PHARR**

**ON THIS THE 11<sup>th</sup> day of June 2025** the Community Development Council Board of the City of Pharr, Texas, convened in a **Regular Called Meeting** at the Commissioner's Room located at 118 S. Cage Blvd, 2<sup>nd</sup> Floor, Pharr, Texas. The meeting being open to the public notice of the said meeting, giving the date, place, subject hereof, having been posted in accordance with Chapter 551. Texas Government Code (Open Meeting Act) and there being a present quorum, I, **CYNTHIA SPEEDON, ADMINISTRATIVE ASSISTANT** of the City of Pharr, Texas, certify that this is a true and correct copy of the minutes.

ATTEST:

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CYNTHIA SPEEDON  
ADMINISTRATIVE ASSISTANT

APPROVED: 7-14-25